

Consultee Comments for Planning Application APP/17/00694

Application Summary

Application Number: APP/17/00694

Address: 11 East Street, Havant, PO9 1AB

Proposal: Demolition of existing buildings and erection of 6 no. town houses with associated access and car parking.

Case Officer: Rachael McMurray

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: landscape@havant.gov.uk

On Behalf Of: Landscape Team

Comments

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From a landscape perspective we do not object to this application, however we do have the following comments:

- The Havant borough townscape, landscape and seascape character assessment for LCA14 Havant historic core goes into detail regarding the current built environment, experiential qualities and landscape and built form strategy and guidelines for the conservation area the proposed site is located. This assessment draws out the following specific points that are relevant to East street:
 - East Street retains its rather narrow, and vertical emphasis, with tall Georgian and Victorian brick buildings set hard at the rear of the pavement line.
 - Flint, flint with brick lacing, and brick boundary walls are a particular feature of parts of the town centre. As properties on the main street frontages are hard on the rear of the pavement line, these walls generally form the side and rear property boundaries, lining the narrow lanes to the south of East Street, and delineating large plots to the north.
 - Lengths of old red brick walling provide strong areas of colour within the historic core.
 - Retain red brick and flint walls and encourage their use as boundary treatment within any new development

Any proposed development should adhere to the built form strategy to retain the historic character of this area. As such we would require the building façade to compliment the historic built form and would have a preference to use red brick with a grey brick detailing to retain the local streetscape vernacular. Cream render is not deemed appropriate.

Please refer to Core Strategy Policy CS16 High Quality Design Uses characteristics of the local

area into the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors

- The external works drawing indicates grass/planting area within raised planters and the rear gardens of unit 1-6. Due to the close proximity to adjacent dwellings and the lack of light any grass planting will struggle to survive, therefore grass planting within the raised beds is not deemed appropriate. Further more the success of the planting/soft landscape strategy will depended of the detailing of the raised beds and the correct plant species selection. Subsequently we would require hard and soft landscape plans stipulating the proposed planting and detailing for hard landscaping specification (including raised beds and hard surfacing details).

- The proposed cycle storage provision is not obvious and it is not clear how the bikes will be secure, further clarification is required.

Best regards,

Harry Mitchell

Landscape Architect

Telephone 02392 02392 446 521

Email harry.mitchell@havant.gov.uk